



Kemble Road

London, SE23 2DJ

£2,700 Per Calendar Month



A 5 bedroom period house offering over 1350 st ft of living space. For those looking for good transport links Forest Hill station is approximately 0.5 miles away. For those looking for good schools there are a selection of private and Ofsted rated "Good" and "Outstanding Primary Schools". The property is available immediately with some flexibility on furnishing.



Charming 1930's Home on Kemble Road, Forest Hill, SE23

Nestled in the heart of Forest Hill, Kemble Road offers a blend of classic period architecture and modern conveniences.

This delightful residence is perfectly positioned to take advantage of the area's excellent educational institutions, efficient transport links, abundant green spaces, and vibrant local amenities.

EDUCATION

Families will appreciate the proximity to several highly-regarded schools:

Kilmorie Primary School: Located on Kilmorie Road, this mixed-gender community school caters to children aged 3 to 11. As of the 2024 Ofsted inspection, it was rated 'Good' overall, with a previous 'Outstanding' rating in 2017. The school is known for its nurturing environment and commitment to academic excellence.

Dalmain Primary School: Situated on Grove Close, Dalmain Primary is a mixed-gender community school for ages 3 to 11. The latest Ofsted inspection in November 2024 rated the school as 'Good' across all categories, highlighting its effective leadership and quality teaching.

St Dunstan's College: An independent co-educational school offering education from junior through to sixth form. The Independent Schools Inspectorate (ISI) inspection in April 2024 recognized the college for its broad, forward-thinking curriculum and strong community ethos.

Forest Hill School: A boys' secondary school rated 'Good' by Ofsted in December 2023, offering a strong academic curriculum and a joint sixth form with Sydenham School.

Sydenham School: A nearby girls' secondary school, also rated 'Good' by Ofsted, known for its commitment to excellence.

TRANSPORT

Commuters will find Forest Hill exceptionally well-connected:

Forest Hill Station: Located in Zone 3, the station offers frequent services:

London Bridge: Approximately 17 minutes via Southern Rail.

London Victoria: Around 42 minutes with direct Southern services.

Canada Water: Approximately 14 minutes via the Overground, providing access to the Jubilee Line.

Whitechapel: Around 21 minutes via the Overground, connecting to the Elizabeth Line.

Bus Services: Multiple bus routes, including 122, 176, and 197, provide additional connectivity throughout London.

GREEN SPACES

Nature enthusiasts will enjoy the area's lush green spaces:

Horniman Gardens: Adjacent to the renowned Horniman Museum, these gardens offer panoramic views of London, a butterfly house, and a variety of plant collections.

Dacres Wood Nature Reserve: A tranquil woodland area perfect for leisurely walks and observing local wildlife.

Blythe Hill Fields: Offers open spaces and scenic views, ideal for picnics and outdoor activities.

LOCAL AMENITIES

Forest Hill's high street is a hub of activity:

Shopping & Dining: A mix of independent shops, cafes, and restaurants cater to diverse tastes and needs. Notable mentions include:

Bona: Known for its sourdough pizzas.

Aga's Little Deli: Offers Montgomery's Cheddar toasties.

St David Coffee House: A popular local coffee spot.

Pantry on Perry Vale: A family-run grocery shop by day and a wine bar by night.

Leisure Facilities:

Forest Hill Pools: A modern leisure center featuring a 25-meter swimming pool, a learner pool, gym facilities, and exercise studios.

Forest Hill Library: A historic library offering a range of resources and community events.

Cultural Attractions: The Horniman Museum presents a diverse collection of exhibits, including natural history, anthropology, and musical instruments.

CONCLUSION

Kemble Road is more than just a home; it's a gateway to a thriving community rich in culture, education, and natural beauty. Its prime location ensures that residents enjoy the best of both suburban tranquility and urban convenience, with the added potential for further development under permitted development rights.

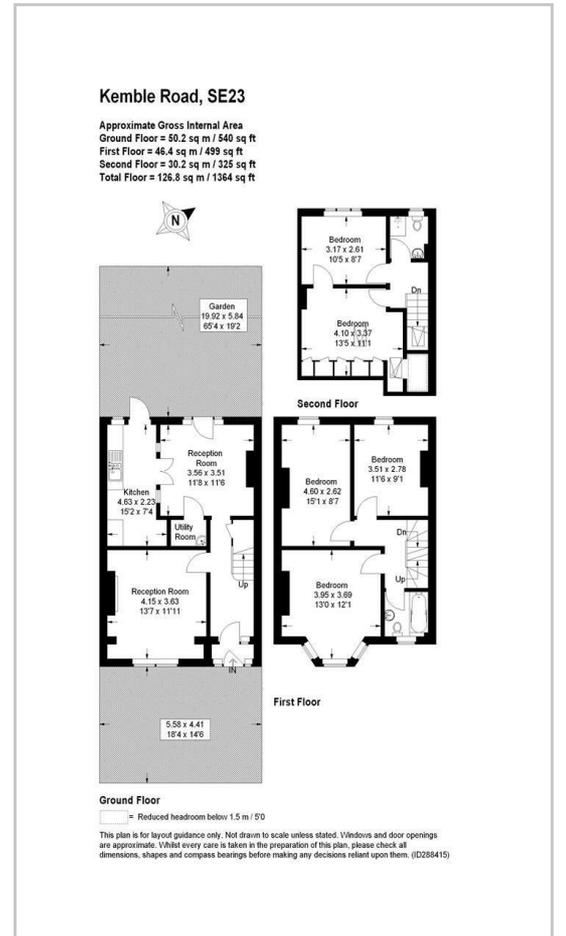
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Area Map



Floor Plans



Energy Efficiency Graph

